

MEADOW HILLS HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING

MINUTES  
July 10, 2019

CALL TO ORDER

The regular meeting of the Board of Directors was called to order at 6:05 p.m. at the residence of Jim Beam located at 14390 E. Hampden Ave., Aurora, CO. 80014. Board Members in attendance were Randy Garlington, Jim Garrett, Mike Meagher, Jim Beam, Helen Richards and Ron Steege. Todd Larson, CMCA®, AMS®, PCAM® was present representing Service Plus Community Management.

HOMEOWNER FORUM

There were no homeowners present.

COMMITTEE REPORTS

- A. Landscape Committee – No report was provided.
- B. Architectural Review Committee – No report was provided.

APPROVAL OF MINUTES

Minutes for the meeting of June 12, 2019 were presented to the Board for review. A motion was made and seconded to approve the minutes as submitted. The motion carried.

FINANCIAL STATEMENTS

- A. Financial statements for month-ending June 30, 2019 were reviewed and accepted by the Board of Directors as prepared by Service Plus Community Management.

ASSOCIATION BUSINESS

- A. Landscaping Improvements – The board discussed several proposals provided by Lift Property Services to make several improvements in the community. After discussion of the items in the proposals and the funds needed to complete the projects a motion was made and seconded to approve the following:
  - a. Installation of rock at 3597 S. Dawson and a tree at 14390 Hampden in the amount of \$2,107.00.
  - b. Installation of a retaining wall behind 3517 S. Dawson in the amount of \$9,150.00The motion carried.
- B. Tree Trimming – The board discussed tree trimming proposal provided by Lewalt. After some discussion a motion was made and seconded to spend \$8,000 on tree trimming in the community. The motion carried.
- C. Driveway Apron Repairs – The Board discussed the list of needed concrete repairs following their inspection in June. Bids will now be solicited for the top priority repairs.
- D. Video Proposal – The board reviewed a proposal presented by Meadow Hills and Bellaire Estates to join a video camera monitoring program. After discussion a motion was made and seconded to approve the proposal in the amount of \$1,875 for year one, \$1,000 for year two and \$1,000 for year three. The motion carried. Service Plus made a recommendation to memorialize the agreement in writing and record against the respective communities in county records.
- E. Lighting Repairs – The board discussed concerns over lighting that were brought to their attention by a homeowner. Jim Garrett and Jim Beam are going to do some research on what available and various costs of materials and report is back to the board.

MEADOW HILLS HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING

ADJOURNMENT

There being no further business to conduct the meeting was adjourned at 8:15 p.m. The next meeting will be held on August 21, 2019 at 6:00 pm at the residence of Helen Richards.

At the direction of the Board, minutes of the meeting were taken and transcribed by Todd Larson, CMCA®, AMS®, PCAM®, Community Manager for the Meadow Hills Homeowners Association, proudly managed by Service Plus Community Management.